

# 85-264-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3B (1801.2.C.4) to permit a side yard setback of 1' in lieu of the required 8'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Extra storage space attached to house
2. Garage for two cars
3. Large patio in back yard

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
 (Type or Print Name)  
 Signature  
 Address  
 City and State  
 Attorney for Petitioner:  
 (Type or Print Name)  
 Signature  
 Address  
 City and State  
 Attorney's Telephone No.:  
 Name  
 Address  
 City and State  
 Name  
 Address  
 City and State  
 Name  
 Address  
 City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 20th day of March, 1985, at 9:00 o'clock.

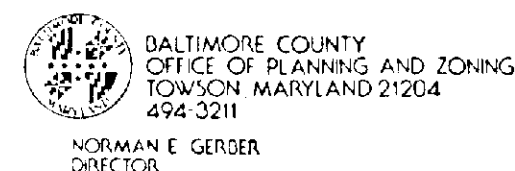
*Cell John*  
 Zoning Commissioner of Baltimore County.

## **BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of February, 1985.

Petitioner **Charles D. Beckner, Jr.**  
 Petitioner's Attorney  
 Received by *Nicholas B. Commodari*  
 Chairman, Zoning Plans Advisory Committee



Mr. Arnold Jablon  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

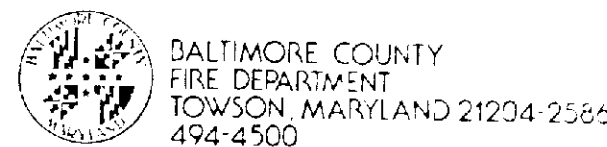
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract, therefore it is defined as a Subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on 1/15/85.
- (X) Landscaping: Most comply with Baltimore County Landscaping Manual.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a reserve Capacity Use Certificate has been issued. The deficient service is:
- (X) The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

cc: James Howell

Eugene A. Baker  
 Chief, Current Planning and Development



PAUL H. RENCKE  
 CHIEF

Mr. Arnold Jablon  
 Zoning Commissioner  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, MD 21204

Attention: Nick Commodari, Chairman  
 Zoning Plans Advisory Committee

RE: Property Owner: Charles D. Beckner, Jr. et ux

Location: SE/Cor. Cuning Circle and Eva Court

Item No.: 216 Zoning Agenda: Meeting of 2/5/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- (X) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY *Paul H. Rencke* Noted and Approved: *Roy W. Kemmer*  
 Planning Division Fire Prevention Bureau  
 Special Inspection Division

/mb



BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.  
 DIRECTOR

March 19, 1985

Mr. Arnold Jablon  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

RE: Item #216 (1984-1985)  
 Property Owner: Charles D. Beckner, Jr., et ux  
 SE/Cor. Cuning Circle & Eva Ct.  
 Acres: 71/84.75 x 96/100  
 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### **General Comments:**

As no public facilities are involved, this office has no comment.

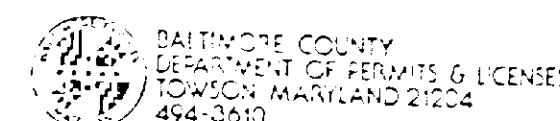
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,  
*James M. Howell*  
 JAMES M. HOWELL, P.E., Chief  
 Bureau of Public Services

JAM:HAM:RD:IES

cc: File



ED ZILTON A  
 DIRECTOR  
 Mr. Arnold Jablon, Zoning Commissioner  
 Office of Planning and Zoning  
 County Office Building  
 Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 216 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles D. Beckner, Jr. et ux  
 Location: SE/Cor. Cuning Circle and Eva Court  
 Existing Zoning: D.H. 5-0  
 Proposed Zoning: Variance to permit a side yard setback of 1' in lieu of the required 8'.

Acres: 71/84.75 x 96/100  
 District: 15th.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1985/Amendment Bill 1-82 and other applicable codes.
- (X) A building permit shall be required before beginning construction.
- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproducible seals and signatures are required on files and technical data.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family uses group of an adjacent lot line shall be of one hour fire resistive construction. No openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, and the existing lot and table 100, also Section 503.7. NO Windows shall be within 3'0" of property line.
- (X) Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- (X) A change of occupancy shall be applied for, along with an alteration permit application, and three reviewed sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (X) Before this office can comment on the above structure, please have the owner, their services if a Registered Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 503 and the required construction classification of Table 401.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

*Charles D. Beckner*  
 Charles D. Beckner, Chief  
 Plans Review

## **BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

March 14, 1985

COUNTY OFFICE Bldg.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

600  
 Nicholas B. Commodari  
 Chairman

MEMBERS  
 Bureau of Engineering  
 Department of Traffic Engineering  
 State Roads Commission  
 Bureau of Fire Prevention  
 Health Department  
 Project Planning  
 Building Department  
 Board of Education  
 Zoning Administration  
 Industrial Development

Mr. & Mrs. Charles D. Beckner, Jr.  
 7129 Cuning Circle  
 Baltimore, Maryland 21220

RE: Item No. 216 - Case No. 85-264-A  
 Petitioner - Charles Beckner, Jr., et ux  
 Variance Petition

Dear Mr. & Mrs. Beckner:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
 NICHOLAS B. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

NBC:bcc

Enclosures

RE: PETITION FOR VARIANCE  
 SE/Corner Cuning Circle and  
 Eva Court (7129 Cuning Circle)  
 Charles D. Beckner, Jr., et ux - Petitioners  
 15th Election District  
 No. 85-264-A (Item No. 216)

BEFORE THE  
 DEPUTY ZONING COMMISSIONER  
 OF  
 BALTIMORE COUNTY

The Petitioners herein request a variance to permit a side yard setback of 1 foot in lieu of the required 8 feet.

Testimony by and on behalf of the Petitioners indicates that they propose a 26' x 24' addition to the residence for a two-car garage with overhead storage. The water table in the area does not permit the construction of a basement and the attic cannot be used for storage because of blown-in insulation and difficult access. A large patio would make it difficult to locate a garage in the rear yard.

There were no Protestants.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested will not adversely affect the health, safety and general welfare of the community, and therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of April, 1985, that the Petition for Variance to permit a side yard setback of 1 foot in lieu of the required 8 feet which result in an amendment to the development plan for lot No. 46 of Inghill Cove, in accordance with the plan submitted, is hereby GRANTED.

UNDER RECEIVED FOR FILING  
 DATE April 3, 1985  
 BY *Charles D. Beckner*



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

from and after the date of this Order, subject to the following:  
1. Runoff from the addition shall be so channelled that it does not drain onto the adjacent property.

*James M. H. Jung*  
Deputy Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE *April 3, 1985*

BY *John D. J. J. J.*

PETITION FOR VARIANCE  
15th Election District  
LOCATION: Southeast corner Cuning Circle and Eva Court (7129 Cuning Circle)  
DATE AND TIME: Tuesday, March 26, 1985 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit a side yard setback of 1 ft. in lieu of the required 8 ft.

Being the property of Charles D. Beckner, Jr., et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SE Corner Cuning Circle : OF BALTIMORE COUNTY  
and Eva Court (7129 :  
Cuning Circle), 15th Dist. :  
CHARLES D. BECKNER, JR., : Case No. 85-264-A  
et ux, Petitioners :  
: :  
: :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

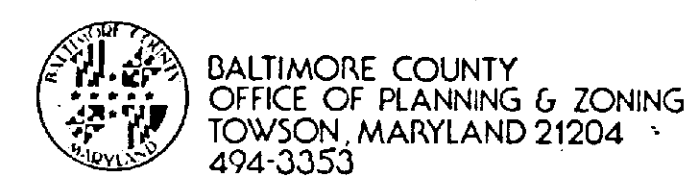
*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 6th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles D. Beckner, Jr., 7129 Cuning Circle, Baltimore, MD 21220, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

DESCRIPTION

Located on the southeast corner of Cuning Circle and Eva Court and known as Lot #46 as shown on Plat of Cunningham Cove which is recorded in land records of Baltimore County in Liber 45, folio 145. Also known as 7129 Cuning Circle.



ARNOLD JABLON  
ZONING COMMISSIONER

March 21, 1985

Mr. and Mrs. Charles D. Beckner, Jr.  
7129 Cuning Circle  
Baltimore, Maryland 21220

RE: Petition for Variance  
SE/cor. Cuning Circle and Eva Court  
(7129 Cuning Circle)  
Charles D. Beckner, Jr., et ux - Petitioners  
Case No. 85-264-A

Dear Mr. and Mrs. Beckner:

This is to advise you that \$43.84 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 005338

DATE *3-26-85* ACCOUNT *01-615-000*

AMOUNT \$ *43.84*

RECEIVED *Charles D. Beckner*

FOR *Petition for Variance 85-264-A*

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

85-264-A

District *15th* Date of Posting *3/10/85*  
Posted for: *Notice to Permit sub. of setback*  
Petitioner: *Charles D. Beckner, Jr., et ux*  
Location of property: *SE/cor. Cuning Circle and Eva Court*  
*7129 Cuning Circle*  
Location of Sign: *Posting on corner of Cuning Circle and Eva Court*  
*at SE/cor. Cuning Circle and Eva Court*  
Remarks: \_\_\_\_\_  
Posted by: *Arnold Jablon* Date of return: *3/18/85*  
Number of Signs: *1*

Petition for Variance  
15th Election District  
LOCATION: Southeast corner Cuning Circle and Eva Court (7129 Cuning Circle)  
DATE AND TIME: Tuesday, March 26, 1985 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit a side yard setback of 1 ft. in lieu of the required 8 ft.  
Being the property of Charles D. Beckner, Jr., et ux, as shown on the plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order Of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County

85-264-A

The Times

Middle River, Md., *March 7, 1985*

This is to Certify, That the annexed

*Petition*  
*Page L 70384*

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of *one* successive

weeks before the *7th* day of *March*, 1985

Publisher.

"DUPLICATE"  
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 7, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 7, 1985.

85-264-A  
THE JEFFERSONIAN,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County

Cost of Advertising

*3.18.00*



February 26, 1985

Mr. & Mrs. Charles D. Beckner, Jr.  
7129 Cuning Circle  
Baltimore, Maryland 21220

**NOTICE OF HEARING**

RE: Petition for Variance  
SE/corner Cuning Circle and Eva Court  
(7129 Cuning Circle)  
Charles D. Beckner, Jr., et ux - Petitioners  
Case No. 85-264-A

TIME: 9:45 a.m.

DATE: Tuesday, March 26, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 3/26/85 ACCOUNT: R-01-115-000

AMOUNT: \$ 35.00

RECEIVED BY: *[Signature]*  
FOR: *[Signature]* #216

6020-44-43500-4 5256F VARIANCE

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

February 28, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 210, 212, 213, 214, 21. 216 217, 218, and 219 ZAC-Meeting of  
February 3, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments  
for item numbers 210, 212, 213, 214, 215, 216, 217, 218, and 219.

MSF/ccm

*[Signature]*  
Michael S. Planigan  
Traffic Engineering Assoc. II

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning

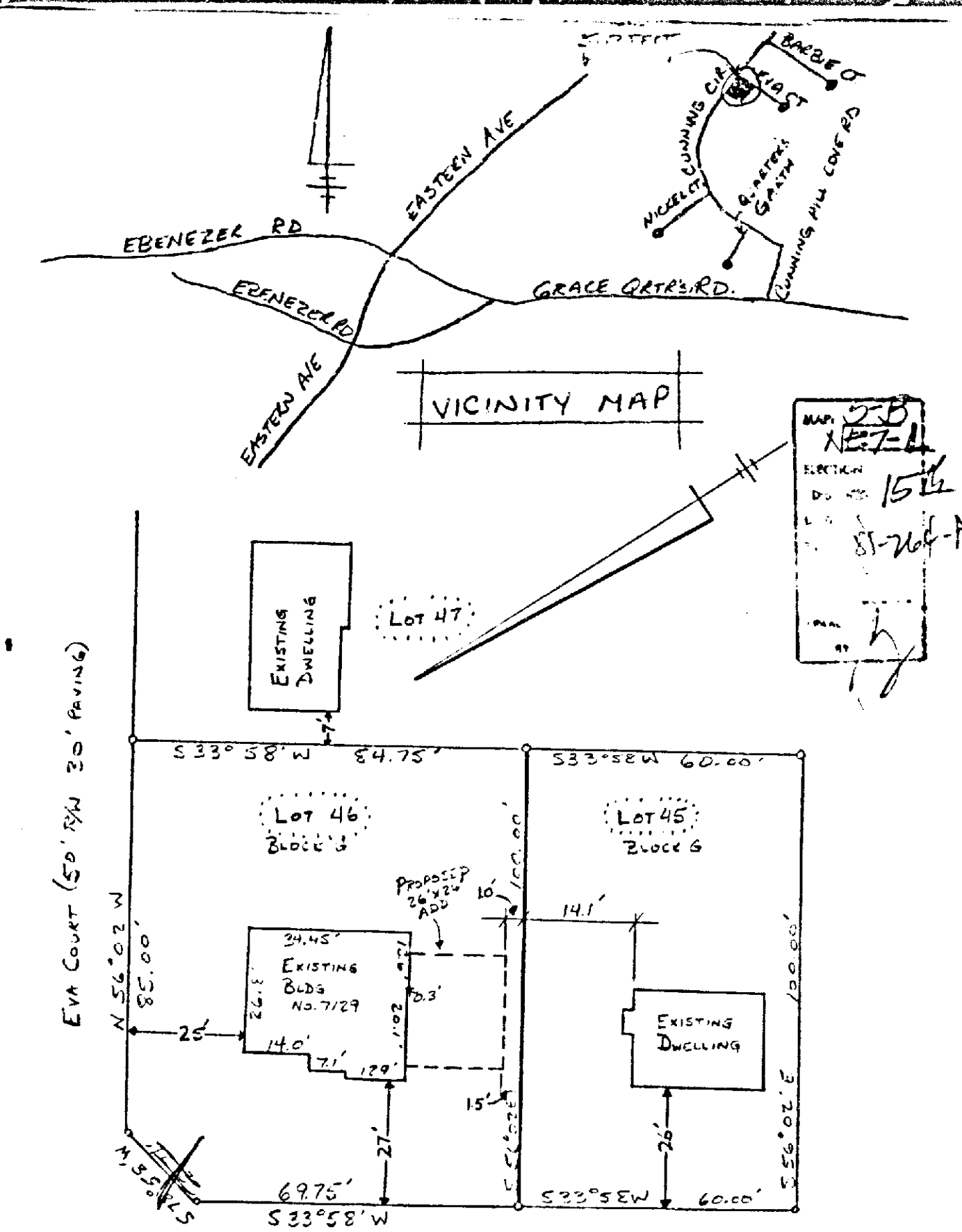
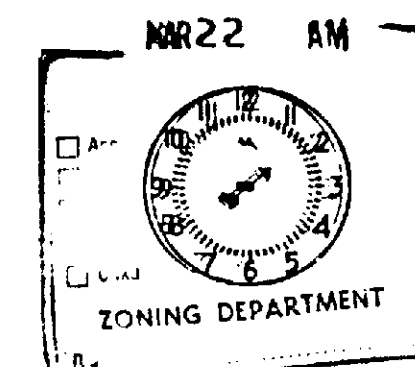
Date: March 21, 1985

SUBJECT: Zoning Petitions Nos. 85-261-A, 85-263-A, 85-264-A,  
85-265-A, 85-267-A, 85-269-A

There are no comprehensive planning factors requiring  
comment on this petition.

*[Signature]*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:slm



PLAT FOR ZONING VARIANCE  
OWNER: CHARLES D. JR. & THERESA B. BECKNER  
DISTRICT 15, ZONED D.R.S.5  
SUBDIVISION - CUNINGHILL COVE  
LOT 46, BLK. G, BOOK E.M.K. 45, FOLIO 145  
EXISTING UTILITIES IN CUNING CIRCLE  
SCALE 1" = 30'

5-3

RE: PETITION FOR VARIANCE  
SE/corner Cuning Circle and  
Eva Court (7129 Cuning Circle)  
Charles D. Beckner, Jr., et ux - Petitioners  
15th Election District  
No. 85-264-A (Item No. 216)

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY

The Petitioners herein request a variance to permit a side yard setback  
of 1 foot in lieu of the required 8 feet.

Testimony by and on behalf of the Petitioners indicates that they  
propose a 26' X 24' addition to the residence for a two-car garage with  
overhead storage. The water table in the area does not permit the construc-  
tion of a basement and the attic cannot be used for storage because of  
blown-in insulation and difficult access. A large patio would make it  
difficult to locate a garage in the rear yard.

There were no Protestants.

After due consideration of the testimony and evidence presented, in  
the opinion of the Deputy Zoning Commissioner, strict compliance with the  
Baltimore County Zoning Regulations would result in practical difficulty  
and unreasonable hardship upon the Petitioner and the granting of the  
variance requested will not adversely affect the health, safety and general  
welfare of the community, and therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore  
County, this 21st day of April, 1985, that the Petition for Variance to  
permit a side yard setback of 1 foot in lieu of the required 8 feet which  
will result in an amendment to the development plan for Lot No. 46 of  
Cunninghill Cove, in accordance with the plan submitted, is hereby GRANTED.



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

April 3, 1985

Mr. and Mrs. Charles D. Beckner, Jr.  
7129 Cuning Circle  
Baltimore, Maryland 21220

RE: Petition for Variance  
SE/corner Cuning Circle and  
Eva Court (7129 Cuning Circle)  
Charles D. Beckner, Jr., et ux - Petitioners  
Case No. 85-264-A

Dear Mr. and Mrs. Beckner:

I have this date passed my Order in the above referenced matter in  
accordance with the attached.

Very truly yours,

*[Signature]*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:reoh

cc: People's Counsel